

Appendix C

Conceptual Stage - Relocation Plan

**Michigan Department of Transportation
Real Estate Division
Conceptual Stage Relocation Plan
Control Section 78013, Project Number 46269**

July 27, 2004

GENERAL AREA AND PROJECT INFORMATION

The US-131 Improvement Study corridor consists of approximately 17 miles of US-131 from the Indiana Toll Road to one mile north of Lovers Lane in St. Joseph County, Michigan. The study area includes agricultural, commercial and residential districts in and around the communities of White Pigeon, Constantine and Three Rivers. The purpose of the proposed improvements includes providing added capacity to US-131, improving traffic safety along the corridor and reducing congestion in the residential and commercial development areas.

Six Practical Alternatives and a No-build Alternative are being considered. The six Practical Alternatives are identified as PA-1, PA-2, PA-3, PA-4, PA-5 and PA-5 Modified.

DISPLACEMENTS

The No-build Alternative will not create any displacements.

Table 1 illustrates the breakdown of potential displacements according to the Six Practical Alternatives in the study area.

Table 1 DISPLACEMENT IMPACTS OF SIX PRACTICAL ALTERNATIVES

Displacement Type	PA-1	PA-2	PA-3	PA-4	PA-5	PA-5 Mod.
Residential	59	110	84	113	8	7
Commercial	12	64	11	13	1	1
Farms	5	2	7	8	0	0
Community Facilities	0	3	0	1	0	0
Total Displacements	76	179	102	135	9	8

DISPLACEMENT EFFECTS AND ANALYSIS

Property acquired for this project will be purchased in segments or phases, providing for the efficient and complete relocation of all eligible displaced residential, commercial, farm and community facilities impacted by the project. Completing the project in phases

will allow an adequate period of time for the relocation process and ensure the availability of a sufficient number of replacement properties in the local area for all eligible displacees.

Residential: The project may cause the displacement of approximately 7 to 113 residential units. A review of the housing market in the various communities in the study area indicates a sufficient number of replacement homes and rentals will be available throughout the relocation process. It is anticipated that the local residential real estate market will have the capacity to absorb the residential displacements impacted by this project.

Commercial: The project may cause the displacement of approximately 1 to 64 commercial properties. A review of the local commercial real estate market in the various communities in the study area indicates there are a sufficient number of replacement sites available to relocate the displaced businesses impacted by this project. Displacement of these businesses is not expected to have a major economic or otherwise disruptive effect on the communities impacted by this project.

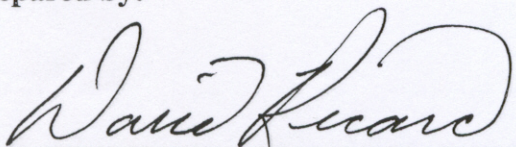
Farm: The proposed project may cause the displacement of approximately 0 to 8 farms. A review of the market for available agricultural properties indicates a sufficient supply of properties to which eligible owners may be relocated.

Community Facilities: The proposed project may cause the displacement of approximately 0 to 3 community facilities, including churches and the Michigan State Police Post in White Pigeon. A review of the local real estate market indicates that there is an adequate supply of properties available as replacement sites for these community facilities.

ASSURANCES

The acquiring agency will offer assistance to all eligible residential, commercial, farm and community facilities impacted by the project, including persons requiring special services and assistance. The agency's relocation program will provide such services in accordance with Act 31, Michigan P.A. 1970; Act 227, Michigan P.A. 1972; Act 87, Michigan P.A. 1980, as amended, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended. The acquiring agency's relocation program is realistic and will provide for the orderly, timely and efficient relocation of all eligible displaced persons in compliance with state and federal guidelines.

Prepared by:



David Ricard, MDOT Property Analyst

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